

**City of East Bethel  
Planning Commission Agenda  
7:00 PM  
Tuesday, June 23, 2015**



**Agenda**

	<u>Item</u>	
7:00 PM	<b>1.0</b>	<b>Call to Order</b>
7:02 PM	pg. 1	<b>2.0</b> <b>Adopt Agenda</b>
7:03 PM	pg. 2-5	<b>3.0</b> <b>Jim Malvin, Larsons Woods - Minor Subdivision</b> A request by applicant Jim Malvin, Larsons Woods for a minor subdivision at 3216 203 <sup>rd</sup> Ave NE, Cedar, MN 55011; PIN 22-33-23-14-0001
7:30 PM	pg. 6-14	<b>4.0</b> <b>Approval of Meeting Minutes</b> - May 26 <sup>th</sup> , 2015 – Regular Meeting
7:35 PM		<b>5.0</b> <b>City Council Report</b>
7:45 PM		<b>6.0</b> <b>Other Business</b>
8:00 PM		<b>7.0</b> <b>Adjournment</b>



# City of East Bethel Planning Commission Agenda Information

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**Date:**

June 23, 2013

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**Agenda Item Number:**

Item 3.0

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**Agenda Item:**

Larsons Woods Preliminary Plat and Final Plat for a three lot subdivision

PID # 223323140001

Zoning Rural Residential

Location – Off of Naples St NE

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**Requested Action:**

Request that the Planning Commission recommend approval of the Preliminary and Final Plat of Larsons Woods to the City Council.

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**Background Information:**

The Developer/Owner, Jim Malvin hereafter referred to as “The Developer” is proposing to develop two single family lots off of an existing street (Naples St NE). The property is zoned Rural Residential (RR).

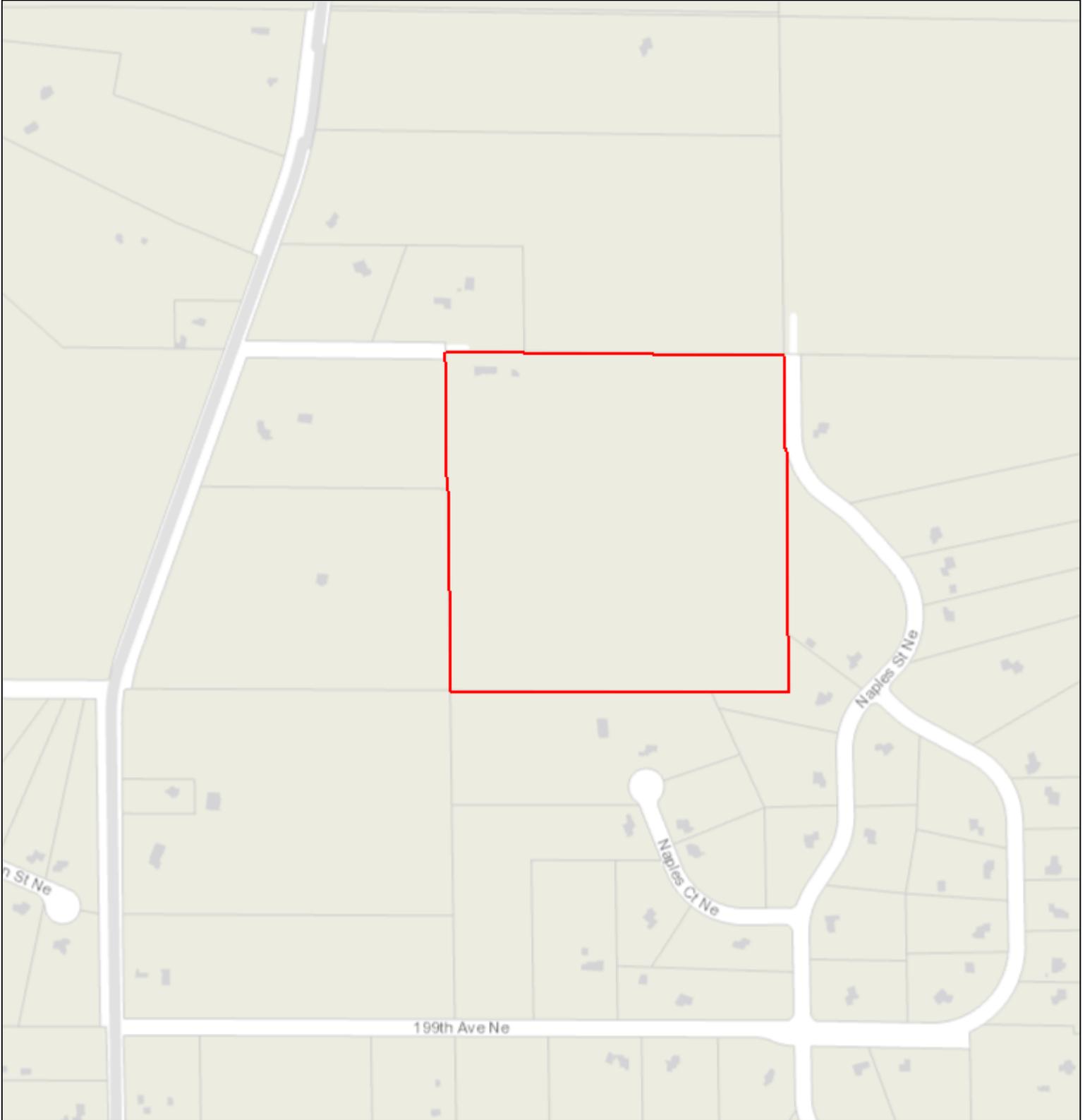
Comments regarding Preliminary Plat:

1. All required documents as outlined in our Subdivision Ordinance Chapter 66, Article III have been submitted and are in the review and comment period.
2. The Applicant submitted a Joint Application form for Activities affecting Water resources and there will be no impact to existing wetlands. A wetland delineation was completed. We are still waiting to hear back from the Army Corps of Engineers regarding any impacts. It is not anticipated that there will be any. This property is located in a floodplain and soil borings have been completed and lowest floor elevations have been noted.
3. Building pads - As shown on the Grading Plan
4. Landscaping – All properties will have two trees as per our requirements.
5. Drainage easements along property lines and there will be culverts for the driveways.
6. Drainage runoff will be sloped towards the natural wetland areas and it will not be necessary to have any ponds on site
7. Lot 3 – Is not buildable and will be linked to another property off of 203<sup>rd</sup> Ave NE. Staff recommends that Lot 3 be changed to Outlot A.
8. Proposed lots meet the requirements in the Rural Residential Zoning District, Appendix A, Section 42

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**Attachments:**

- Site Plan
- Plat
- Grading Plan



## Parcel Information

1 in = 752 ft

PIN: 223323140001

Acres: 40.5

Owner Name: MALVIN AMY

Address1: 3216 203RD AVE NE

Address 2: EAST BETHEL, MN 55011

Site Address1: 3216 203RD AVE NE

Site Address 2: EAT BETHEL, MN 55011-9523

Zoning: RR

Shoreland: null

Legal: THE SE1/4 OF NE1/4 OF SEC 22 TWP 33  
RGE 23, SUBJ TO EASE OF REC



JENNIFER L. & MICHAEL J. NEU  
22-33-23-12-0007

LORRAINE KAY ZINS  
22-33-23-11-0003

JEFFREY D. MEDELBERG  
22-33-23-11-0006

BERT L. & XUYEN ANDERSON  
23-33-23-22-0001

203RD  
AVENUE

S89°31'40"E 1329.74

729

DOUGLAS P. OBRIEN  
JERI L. OBRIEN  
NATHANIEL W. OBRIEN  
22-33-23-13-0005

S00°50'50"E 1328.97

PHILIP K. CHOUKALAS  
22-33-23-13-0006

Lot 3  
1,283,599 S.F.  
29.47 Acres

ROY A. & M. A. REICHOW  
22-33-23-42-0001

S89°47'01"E 1331.09

MICHAEL CHARLES RINGHOFFER  
22-33-23-41-0012

RYAN & SARAH DEJONG  
23-33-23-41-0013

BRYAN D. CRISTAN & MARY SITKO  
23-33-23-41-0015

MATTHEW J. JOHN  
23-33-23-32-0004

ROBERT & REBECCA BLEY  
23-33-23-32-0009

BONNIE J. & ROGER L. LEE  
23-33-23-23-0003

DONNA S. & ERIC J. COLEMAN  
23-33-23-23-0004

LINDA M. & POTH M A KINGSBURY  
23-33-23-23-0002

KRISTOPHER G. KNUTSON  
23-33-23-23-0005

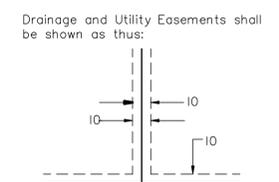
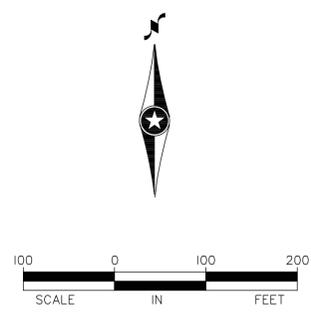
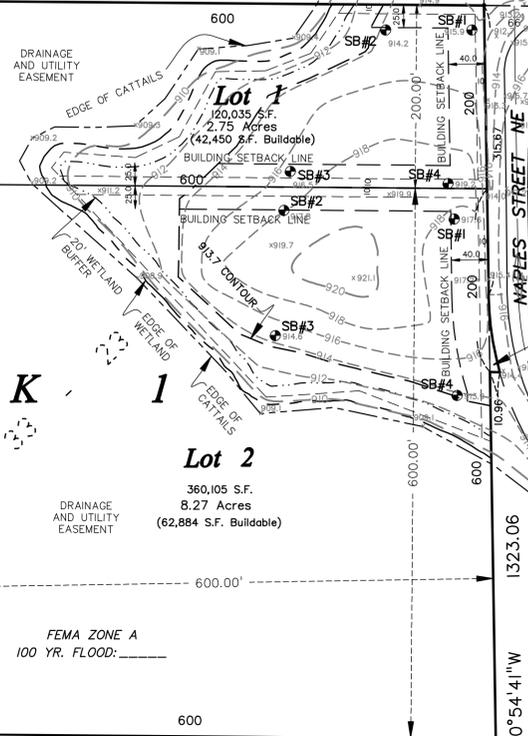
R T & CORNELL J A MUEHLBAUER  
23-33-23-23-0006

GREGORY & LEARMONT T A MAJORS  
23-33-23-23-0007

Lot 2  
360,105 S.F.  
8.27 Acres  
(62,884 S.F. Buildable)

Lot 1  
120,035 S.F.  
2.75 Acres  
(42,450 S.F. Buildable)

BLOCK 1



Drainage and Utility Easements shall be shown as thus:  
Being 10 feet in width and adjoining right-of-way lines, unless otherwise indicated, also being 10 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plot.

- Denotes 1/2 Inch x 14 Inch Iron Pipe Set With A Plastic Cap Marked R.L.S. 21729
- Denotes Iron Pipe Found

LEGAL DESCRIPTION:  
SE 1/4 of the NE 1/4 of Sec. 22, Twp. 33, Rng. 23, Anoka County, MN. & Part of Lot II, Block I, OAKWOOD MEADOWS, Anoka County, MN.

SETBACKS:  
Front: 40  
Side: 25  
Rear: 25

ZONING:  
RR, RURAL RESIDENTIAL

BENCHMARK:  
Anoka County Benchmark #4014  
Railroad spike in Power Pole No. 120089.  
NW Quad, Klondike Drive NE & East Bethel Blvd. NE  
Elevation 914.04 ft. (N.A.V.D. 88)

OWNER/DEVELOPER:  
Jim Malvin  
16749 Washington St. NE  
Ham Lake, MN 55304

Wetland determination boundary, and 20' Buffer determination in accordance with Anoka County Soil & Water District.

Soil Borings Performed By:  
Tradewell Soil Testing, dated 3/10/15.  
Average Mottled Soil Elevation used: 910.7

REV NO.	DATE	DESCRIPTION
05/28/2015		RDA
		BUC,DM
		LPC
		8999-10PLPLAT
		8999.10-03

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: *Jim Malvin*  
Date: 05/28/2015 Lic. No. 13057

**Oliver Surveying & Engineering, Inc.**  
Land Surveying • Civil Engineering • Land Planning  
580 Dodge Ave. Elk River, Minnesota 55330  
(763) 441-2072 - fax. (763) 441-5665  
www.oliver-se.com

LARSONS WOODS  
EAST BETHEL, MN

FOR  
**JIM MALVIN**

PRELIMINARY PLAT

SHEET NO. 1 OF 2



## EAST BETHEL PLANNING COMMISSION MEETING

May 26, 2015

The East Bethel Planning Commission met on May 26<sup>th</sup>, 2015 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Glenn Terry\* Lou Cornicelli Lorraine Bonin  
Sherry Allenspach Tanner Balfany Eldon Holmes  
\* Commission Chairperson

MEMBERS ABSENT: Randy Plaisance

ALSO PRESENT: Colleen Winter, Community Development Director  
Ron Koller, City Council Member  
Members of the Public – see attached list

**1.0 Call to Order** Mr. Terry called the meeting of the East Bethel Planning Commission to order at 7:00PM.

**2.0 Adopt Agenda** **Mr. Terry motioned to adopt the agenda for the May 26<sup>th</sup> meeting as written. Mr. Balfany seconded the motion. All members were in favor; motion carried.**

**3.0 Public Hearing**  
**Jeffrey Medelberg**  
**Estate - Administrative**  
**Subdivision** Applicant: Karl Komec, Estate Executor  
Owner: Jeffrey Medelberg Estate  
20381 East Bethel Blvd.

Administrative Subdivision Request – to subdivide a metes and bounds parcel into two lots.

PID # - 223323110006

Zoning – Rural Residential (RR)

Mr. Komec on behalf of the Medelberg Estate is interested in subdividing property into two separate parcels for the purpose of selling off 5.0 acres for a residential parcel where the existing home is located. The remaining acreage would remain as is and is 24.53 acres. The existing property is defined as Metes and Bounds and he is allowed to divide off one parcel from the original through the Administrative Subdivision process.

The Public Hearing was opened at 7:01 pm.

Mr. Greg Majors asked if the remaining acreage would be up for sale with the possibility of future construction. Ms Winter explained that it would be possible for a new owner to build on the land although a great deal of the remaining acreage is wetlands which are protected. Mr. Majors asked where an access driveway/road might be. Ms Winter replied that it would have to be built along the northern border of the property. She stated that it is not the current owner's intention to build on this land.

Mr. Carl Komec stated that he had spoken to the current owner and that he does hope to sell the remaining acreage. Mr. Komec thanked Ms. Winter for all her assistance in the process and stated he would be available for any questions.

Mr. Mike Neu asked if the 5 acres might be subdivided further in the future. Mr. Terry stated that it would be difficult to provide access to any further subdivision of the property.

Ms Winter noted that flood plains and wetlands would also make it very difficult to create a housing development on the property. She identified some potential areas for development on the property but noted the problem with access to these areas.

Mr. Terry explained that even if someone was interested in further developing the property, it would require a separate extensive process to have the project reviewed and ensure it meets all requirements and restrictions, have the development recommended for approval and finally actually approved by the city council. This process would include at least one if not more public hearings about the project where residents would be able to ask questions and state their voice their concerns.

The Public Hearing was closed at 7:10 pm.

**Mr. Holmes made a motion to recommend approval of the administrative subdivision request by Karl Komec on behalf of the Medelberg estate for a two lot subdivision as described in the application. Ms Allenspach seconded the motion. All members were in favor; motion carried. This item will go to the City Council on June 17th, 2015 for approval.**

**4.0 Public Hearing  
Lonesome Dove Angus,  
Inc. - Administrative  
Subdivision**

Applicant: Tom Carlisle

Owner: Lonesome Dove Angus Inc. 79 N Lake Street, Forest Lake MN 55025

Administrative Subdivision Request – to subdivide a metes and bounds parcel into two lots.

PID # - 073323420001

Zoning – Rural Residential (RR)

Mr. Carlisle is interested in subdividing property into two separate parcels for the purpose of selling off 13.63 acres for a residential parcel where an existing home is located. The remaining acreage would remain as is and is 20.54 acres. The existing property is defined as Metes and Bounds and he is allowed to divide off one parcel from the original through the Administrative Subdivision process.

Ms Winter explained that the remaining acreage is also designated as a significant wetland area and is being purchased by a lot owner to expand his acreage with no plans to develop it in any way.

The Public Hearing was opened at 7:14 pm.

Ms Victoria Beach shared her concern about any acreage being subdivided into multiple lots and losing the rural residential zoning of the area. She stated she loves where they live and wants to keep it “rural and country”. Mr. Terry replied that the remainder of the property is landlocked and cannot be further subdivided so it should stay very rural.

Mr. Keith Gallagher related that he believed the purchaser of the 13.63 acres had wanted to buy the entire acreage. He wondered why the decision was made to subdivide the property. Ms Winter explained that the City is not involved in the decision of how the property is marketed or sold. The City simply approves the subdivision of property if it meets requirements which this property does.

The Public Hearing was closed at 7:19 pm.

Mr. Holmes pointed out that the driveway for the property identified as 662 “clips the

corner” of the property under discussion identified as 650. He asked if there would need to be some negotiation and/or statement regarding this issue when the property is divided. Ms Winter agreed that rights would need to be given for use of that driveway. Mr. Terry suggested adding that to the motion.

**Mr. Holmes made a motion to recommend approval of the administrative subdivision request by Tom Carlisle/Lonesome Dove Angus, Inc. as described in application with the inclusion of an easement for the driveway for the property identified as 662. Ms Bonin seconded the motion. All members were in favor; motion carried. This item will go to the City Council on June 17th, 2015 for approval.**

**5.0 Public Hearing – Consider changes to the City of East Bethel Code of Ordinances, Appendix A, Zoning Code**

**Background Information:**

The Craft Beer and distillery movement has become very popular and with the passage of the Surly Bill into law in 2011 many communities are putting in place ordinances that will allow them to work with craft brewers. The Surly Law allows local craft brewers to sell pints of their own beer where the beer or liquor is made. The City is currently working with a Small brewer who is looking at locations in the City. In order to accommodate this business and other similar businesses, the City of East Bethel needs to change our existing codes.

Specifically in the Zoning Code (Appendix A), General Provisions of Administration, #9, Definitions:

Add the following:

Brew Pub – "Brew pub" is a brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in Minnesota State Statute, section 340A.24, subdivision 2.

Craft Brewery – Is a brewer that holds a taproom license and is limited to brew no more than 250,000 barrels annually as permitted in Minnesota State Statute, section 340A

Small Brewery – Is a brewer that holds a taproom license and is limited to production of less than 20,000 barrels/year as permitted in Minnesota State Statute, section 340A

Micro Distillery - A micro distillery may provide on its premises samples of distilled spirits manufactured on its premises, in an amount not to exceed 15 milliliters per variety per person. No more than 45 milliliters may be sampled under this paragraph by any person on any day. May be issued a Cocktail room license as permitted in Minnesota State Statute, section 340A

Food Truck - A mobile food unit (MFU) is a food and beverage service establishment that is a vehicle mounted unit, either motorized or trailered, and readily movable, without disassembling, for transport to another location. The unit can operate no more than 21 days annually at any one place unless it is operated at the site of and in conjunction with a permanent business licensed under Minnesota Statutes, chapter 157 or chapter 28A. All MFU must operate in compliance with the Minnesota food code.

Allow Brewers, Distilleries and Food Trucks to be located as permitted uses in the following districts:

CC – City Center District

B2 – Central Business District

B3 – Highway Commercial District

I1 – Light Industrial District

Members reviewed the map (Attachment 5.1) with recommended locations where these businesses would be allowed. It is anticipated that the new Comprehensive Plan will have a Highway 65 corridor district instead of the multiple types currently identified. Mr. Terry asked if there is a specific type of zoning that would not allow selling of their product directly to the customer in that area. Ms Winter stated that would be more of a production facility and that is not referred to in this ordinance but would be allowed in the light industrial district.

The Public Hearing was opened at 7:31 pm. No comments were provided by the public.

The Public Hearing was closed at 7:32 pm.

Mr. Holmes questioned how the food trucks are related to the breweries. Mr. Cornicelli explained that food trucks are commonly found near the breweries because they do not provide food and the trucks offer light fare that can be quick and easy to consume in the area near the brewery.

Ms Bonin asked if the restaurants might complain. Ms Allenspach related that the trucks are not in competition with restaurants where customers would go specifically to eat food. The trucks are just available for a quick snack with whatever might be purchased at the brewery they are close to. Mr. Balfany related that there is a Craft Brewers Festival and a Food Truck Festival that are held at the same time and location because they are so often co-located.

Mr. Terry wondered how the question of adding this to the City Ordinance came about. Ms Winter stated that there has been discussion with an individual who is possibly interested in opening a brewery in East Bethel and the business itself is becoming very popular. Nearby towns have added the information to their own ordinances and it was felt it would be best to be prepared for this potential new business with the hope that it might even attract new business to the City by showing that East Bethel is already prepared.

Mr. Terry asked if any communities have refused to allow breweries in their areas but Ms Winter was not aware of any. He suggested possibly adding wineries since the Comprehensive Plan will be updated within the next year. Ms Winter noted that wineries are very different than breweries and usually more common in agricultural areas but that it is possible that they could be established in rural areas. She stated she would look into this and draft language for review next month.

Mr. Holmes asked if a license is required to this business. The answer was yes it requires a liquor license and this is why the City must change its ordinance. Food Trucks must be licensed through the MN Department of Health. East Bethel has had Food Trucks in the past with temporary licenses but these types of trucks would be more permanent.

Mr. Terry asked for clarification of the statement regarding the 21 day annual limitation for food trucks to be located at any one place. Mr. Balfany stated this only applied if the truck was not associated with a permitted brewery it was co-located with.

**Mr. Balfany made a motion to recommend changes as noted above and further recommend that the City Council make changes in Chapter 6 – Alcoholic Beverages of City Code. Mr. Holmes seconded the motion. All members were in favor; motion carried.**

**6.0 Public Hearing –  
Brown and Wilbert,  
Conditional Use Permit**

The hearing will be to consider a request by applicant, Brown and Wilbert, Inc. and owner, Genevieve Sylvester Family L P for a Conditional Use Permit to consider locating the corporate headquarters, storage and manufacturing facility for Brown-Wilbert, Inc. The location being the intersection of MN State Highway 65 and Anoka County Road 74 (221st Ave NE), PIN 083323120006. The Zoning Classification is Central Business District (B-2).

**Background Information:**

The City of East Bethel has been working with Brown-Wilbert, a company that has been in business for 92 years, has 19 locations in the Midwest, and is the largest septic tank manufacturer and supplier in the State of Minnesota. They are interested in relocating their headquarters from St Paul to a location in the northern metro area and have identified the corner of 221st Ave. NE and Hwy. 65 as one of the areas that they are very interested in locating their operations.

The area is zoned B-2, Central Business District and has a business overlay district on top of it. According to the City of East Bethel's Comprehensive Plan the purpose of this overlay district is to establish standards for exterior architecture, design, landscaping, and signage of buildings that contribute to a community image of quality, visual aesthetics, permanence, and stability which are in the best interest of the citizens of the city.

At the regular Planning Commission meeting that was held on April 28, 2015, a discussion took place regarding Brown-Wilbert locating at 221st and Hwy. 65. It was determined, based on the company's immediate needs that a Conditional Use Permit (CUP) would be appropriate and fall under Section 46 – 4 – G of the City of East Bethel Zoning Code. As part of the CUP process consideration will be given to future changes in the Comprehensive Plan which will result in zoning changes to accommodate Brown-Wilbert and other companies. As discussed in the past, it is the intent that areas along the Highway 65 corridor will be part of a flexible zoning district that has established standards for design, signage, etc., much like the Business Overlay district. It was further determined that the approval of a CUP for Brown-Wilbert is predicated on their intent to locate a manufacturing facility and their corporate headquarters to the City of East Bethel.

Areas that warrant further discussion are the following:

**Road Access** – In the packet is a letter from Jane Rose, Anoka County Highway Department (ACHD). Ms. Rose indicates that a temporary access will be granted to Brown-Wilbert, but that the City and property owner will need to be working closely with Anoka County for any future development and service roads options. It should be noted that the City has a plan for a future Service Road that will be located on the property that Brown-Wilbert is interested in purchasing. A secondary access shall be provided in the event ACHD only permits a right in- right out access at the existing entrance to the property.

**Exterior Display** - An important component of the Brown-Wilbert business model is to have an area that is visible from Hwy. 65 for display of their products. Attached in your packet, you will find a very preliminary concept plan that indicates how Brown-Wilbert wishes to utilize the above referenced property. Any exterior display area should be clearly marked at the site and size and height should be limited.

**Future Site Plan** – Require that Brown-Wilbert fill out a Site Plan application. The City requires that Brown-Wilbert enter into a pre-development agreement with the City to

address future service roads needs and other requirements necessary to accommodate the City's future growth. They are in the process of getting a certificate of survey at this time.

Mr. Jack Ascheman and Mr. Bruce Bratton of the Brown-Wilbert company were present at the meeting to answer questions and discuss plans.

Ms Winter related that Mr. Ascheman met with Nick Schmitz, Building Official at the site and walked through the buildings. Mr. Schmitz explained that the company will have to go through commercial building permit process for a building a small office and bathroom in one of the buildings. Also, because of where the land is located in relation to the MPCA landfill, the company may be required to obtain a special well permit. Company staff have been in contact with Steve Bennett from the MN Dept of Health to work on that issue.

Ms Winter also stated that the company is aware that they will need to plan for a septic system for their current anticipated land usage as well as future building. This was not expected to be a problem.

The company has requested that the Planning Commission consider extending the time limit on the CUP to 6 years to allow them time to transition their operations to the East Bethel location. Mr. Cornicelli asked if there has been any precedent for a CUP with more than 3 yr time limit. Ms Winter replied that most CUPs do not have a time limit as they apply for as long as the property is used in the way established by the permit.

In the case of Brown-Wilbert, the plan is to ultimately change the Comprehensive Plan and update the zoning in the corridor. In order to work with Brown-Wilbert now the CUP has to be applied for and granted. This is a way to allow them to come into the City of East Bethel and still make sure that any future development will adhere to the updated Comprehensive Plan for this area.

The Public Hearing was opened at 7:50 pm.

Mr. Bratton explained the reason they were requesting the additional time for the CUP. He stated they understand the need for a set timeline by the City and they are asking for the City's consideration for the company's needs as far as time to make a complete transition from a storage area on the current property to a fully functioning manufacturing facility and office space for the corporate headquarters.

Mr. Terry had concerns about the request for a display along Highway 65. He felt it would be difficult to make it aesthetically pleasing. Mr. Ascheman explained that there is consumer interest in the brand and it is well known. Home owners are able to request a specific brand of tank through their contractor who would then contact Brown-Wilbert for the purchase. They would like to show some of the different types of tanks they have and it is important to them to have a very nice display that would be aesthetically pleasing.

Mr. Terry asked if they were planning on lighting the display at night. The response to this was negative as it will be difficult to get electricity to the property.

Mr. Holmes asked how many different models of tanks they have and Ms Bonin commented that she would have thought that all tanks were pretty much the same. Mr. Bratton stated they have about 50 models including several low profile models that can be required to accommodate some types of property.

Ms Allenspach asked about the location of the right-in/right-out. It will be located on 221<sup>st</sup> Ave within a quarter mile of the Hwy 65 intersection. She related that she had watched a

large semi-trailer truck making the turn from an entrance further East on 221<sup>st</sup> and that it looked very difficult. Mr. Ascheman and Mr. Bratton were very aware of the concerns regarding the access and egress for the property. Their vehicles include mostly smaller trucks that carry fewer tanks and would be in and out 3-4 times/day. Large semi-trailers would only come in intermittently to deliver tanks to the storage location. Members discussed vehicle weights and potential options for turnarounds and other routes to allow vehicles to return to Hwy 65 without putting too much or too heavy traffic on smaller roads. As business at the location increases there would be an expected increase in traffic of all types in and out of the property. Ms Winter noted it may be necessary to consider moving up the timeline for the service road project on that side of Hwy 65 near 221<sup>st</sup> Ave.

Mr. Balfany clarified that the company was asking for the additional time to allow for a safe, coordinated transition of the property including raising capital. Mr. Cornicelli questioned how the time extension would work with the Comprehensive Plan. Ms Winter responded that the rezoning of the area might occur before the 6 year end date. She stated that she feels the City can work with whatever Brown-Wilbert needs and they would not be bound by requirements that would restrict their progress. The key piece is the overlay that will be required for the design standards and the aesthetics and landscaping for the Comprehensive Plan. Mr. Cornicelli commented that he would like to see it work so that it is fair for the City and for the Company's perspective as well.

Mr. Terry asked if there was a risk that the City might rezone the area that would not allow the company to remain on the property. Mr. Balfany stated that the idea was to use the establishment of Brown-Wilbert in this particular location as the catalyst to change the zoning for that area. Ms Winter explained that the current CUP covers only storage and a small office and bathroom on the property but the proposal is for the company to eventually bring manufacturing and office space for their business to the location. The City does intend to rezone for this but the intention is for the CUP to expire to allow for the company to move forward with the transition from storage to additional usage of the property.

No further comments were made from the public. The Public Hearing was closed at 8:12 pm.

Members discussed the conditions and agreed to the following amendments:

Item 9. "Exterior Display area to be limited to a maximum of 8 units with the aesthetics of the landscape surrounding the area to be maintained."

Item 11. "...corporate headquarter campus to this location within 6 years."

**Mr. Holmes made a motion to recommend approval of a Conditional Use Permit for:**

**Owner – Genevieve Family Limited Partnership Eileen Frisch General**

**Applicant – Brown-Wilbert, Inc.**

**Property Address – 221st Ave NE (to be assigned)**

**PID # - 083323120006**

**Zoning – Central Business District (B2)**

Subject to the following conditions with amendments as noted above:

1. Comply with the City of East Bethel applicable codes and regulations. Applicant is allowed to store septic tanks outside, in a neat and well organized manner, inside of the existing fenced in area. Provide screening for storage yards outside the existing fenced area or locate storage yards that are shielded in view by topographical features from Hwy. 65
2. Fence shall be repaired to an appearance that replicates new installation.

3. Commercial building permit applications will need to be applied for and issued on the existing buildings for purposes of remodeling and repair.
4. Need to obtain a Special Well permit from the Minnesota Department of Health
5. Need to obtain a septic system permit that will need to be sized for existing and future development.
6. Site Plan must be submitted and approved for proposed and future development.
7. Obtain all appropriate permits from Anoka County Highway Department
8. Enter into a pre-development agreement with the City of East Bethel that outlines future service road plans and commits the developer to the dedication of the required right of way for the service road and outlines other future growth plans.
9. Exterior Display area to be limited to (size to be determined)
10. Require connection to City Utilities when they become available
11. Brown-Wilbert to locate a manufacturing and corporate headquarter campus to this location within \_\_\_ years.
12. Conditional Use Permit is for three years, commencing on the day it is approved by the City Council.

**Mr. Balfany seconded the motion with the amendment. All were in favor; motion carried. Ms Winter stated this is expected to come before the City Council next week.**

#### **7.0 Approval of Meeting Minutes**

**Mr. Balfany moved to approve the April 28<sup>th</sup>, 2015 meeting minutes as written. Mr. Cornicelli seconded the motion. All members were in favor; motion carried unanimously.**

#### **8.0 City Council Report**

Mr. Koller reported the management contract for the Ice Arena has still not been awarded. The City drafted a contract with the Greystone Mobile Home Park regarding zoning, placement and sizes but the owners has refused to sign citing that he is not required to agree because the park was built in the 1970s and is therefore bound by the regulations at that time. Those regulations are not available so this issue is still being addressed. Discussed proposal to require vaults for cremated remains to prevent breakage when a second set of remains is being buried.

The Council will be working on the Emergency Action Plan for natural disasters with Mark DuCharme. They will also discuss involvement in Booster Days.

#### **9.0 Other Business**

Ms Winter provided a short presentation on the Business Retention and Expansion (BR&E) program. She noted that the ADY Voltage study provided information from local businesses but this program is a much bigger effort where team members actually go out and interview businesses (80-100) to gather information. The data is then analyzed by researchers at the U of MN and then the City team will identify projects to work on from those results.

The Leadership Team is composed of five members with Mr. Doug Welter of the EDA as the chairperson. Ms Winter, Sharon Johnson, Cathy Beason, and Bruce Sayler. They are currently recruiting members for the Task Force to assist in interviewing businesses and with the projects when they begin.

The Metropolitan (Met) Council has published their part of the Comprehensive Plan. Ms Winter related that she felt very little of it is relevant to the City of East Bethel. The staff provided the council with comments on the plan specifically on their recommendation that the City needed to increase the availability of low income housing. The City feels it has adequate low income housing for the population at this time and for the near future

especially since population estimates have decreased over time. The “Transportation Oriented Design” is not practical for a community as far away from the suburbs as East Bethel is.

Despite the differences in the intentions of the City and the Met Council, the City is proceeding with updating the Comprehensive Plan. There are some planning funds that may be available from the Met Council for hiring a consultant to assist with updating the plan.

An area of discrepancy exists between the City and the Met Council regarding zoning as documented in the Comprehensive Plan. There was an apparent error in the previous plan documentation that was interpreted by the Met Council as the City requiring 10 acres for rural residential density. Ms Winter explained that the Council was told this was not accurate and the true density was 2 ½ acres but the Met Council has not agreed to this amendment to their documents.

**Mr. Holmes made a motion that the East Bethel Comprehensive Plan adheres to the current designation of 2 ½ acres for rural residential density. Ms Bonin seconded the motion; all in favor, motion carried.**

**10.0 Adjournment**

**Mr. Terry moved to adjourn the meeting. Ms Allenspach seconded; all in favor, motion carried** and the meeting was adjourned at 8:30 PM.

Submitted by:  
Susan Lori Irons  
Recording Secretary

